

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

February 8, 2023 – 1:30PM

Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455



[Watch Live Stream \(YouTube\)](#)

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. **Regular Meeting: January 11, 2023**

[pages 2 – 4]

OLD BUSINESS ITEMS

There are no old business items

NEW BUSINESS ITEMS

1. **Temporary Use Permit: Seabrook Island Racquet Club**

[pages 5 – 9]

Request from Mitchell Laskowitz, on behalf of The Club at Seabrook Island, to place an 8' x 10' small structure at the Seabrook Island Racquet Club property located at 1701 Long Bend Drive for a period of 90 days.

2. **Rezoning Request: 2754 Old Forest Drive**

[pages 10 – 24]

An ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 149-06-00-003, containing approximately 0.25 +/- acres located at 2754 Old Forest Drive, from the Moderate Lot Single-Family (R-SF2) District to the Conservation (CP) District.

ITEMS FOR INFORMATION / DISCUSSION

There are no items for information/discussion

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

January 11, 2023

[Watch Live Stream \(YouTube\)](#)



MINUTES

Present: Stan Ullner (Chair), Wayne Billian (Vice Chair), Tom Hund, Jim Newton, Sharon Welch, Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Katharine Watkins (Town Clerk)

Absent: None.

Guests: Donny Podany and Steve Lovett from ELM | Ervin Lovett Miller.

APPROVAL OF MINUTES

1. Regular Meeting: December 14, 2022

Mr. Newton moved to approve the previous meeting minutes of December 14th; Ms. Welch seconded. All voted in favor.

The previous meeting minutes of December 14th were approved.

OLD BUSINESS ITEMS

None.

NEW BUSINESS ITEMS

1. Swearing in of New Planning Commission Member Tom Hund

Mr. Hund was sworn in as a Planning Commissioner by Town Clerk Watkins.

2. Election of Chair and Vice Chair

The Commission clarified the nomination process with regards to seniority and qualifications.

Mr. Newton moved to appoint Stan Ullner as Chair; Mr. Billian seconded.

A discussion was had on the appointment of Mr. Ullner and how previous Planning Commission Meetings were conducted.

A discussion was had on coordinating a training workshop for Planning Commission members.

A vote was taken using the original motion as follows:

Ayes:	Billian, Newton, Ullner
Nays:	Welch
Abstain:	Hund

Stan Ullner was appointed as the Chair to the Planning Commission.

Mr. Newton nominated Wayne Billian as Vice Chair; Mr. Ullner seconded. A vote was taken as follows:

Ayes:	Billian, Newton, Ullner
Nays:	Welch
Abstain:	Hund

Wayne Billian was appointed as Vice-Chair to the Planning Commission.

3. Commercial Site Plan Review: Seabrook Island Racquet Club Phase 1 B

Zoning Administrator Newman summarized the request by the Seabrook Island Club for the Seabrook Island Racquet Club Phase 1 B and staff's recommendations.

The Commission clarified the tree mitigation for the proposed courts, if the applicant will add overflow parking at the Racquet Club, additional bike racks, and the impact of drainage on site with the applicant, Steve Lovett.

Ms. Welch moved to approve the request by the Seabrook Island Club; Mr. Hund seconded. All voted in favor.

The request was approved.

ITEMS FOR INFORMATION / DISCUSSION

Zoning Administrator Newman noted there will be a training workshop to be combined with the Board of Zoning Appeals.

A discussion was had on the status of the MUSC project with regards to the announcement from the Town of Kiawah Island.

A discussion was had on status of the application for the potential annexation of the Andell Bluff parcel.

The Commission clarified why the round-about at the entrance of Bohicket Marina as outlined in the Town's Comprehensive Plan has not been installed with Town Administrator Cronin.

The Commission clarified if the proposed workshop would count towards the Continuing Education Credits.

ADJOURN

Ms. Welch moved to adjourn the meeting; Mr. Newton seconded. All voted in favor.

The meeting adjourned at 2:15PM.

Date: January 12th, 2023

Prepared by: *Katharine E. Watkins*
Town Clerk/Treasurer



MEMORANDUM

TO: Planning Commission Members

FROM: Tyler Newman, Zoning Administrator

SUBJECT: Temporary Use Permit: Seabrook Island Racquet Club

MEETING DATE: February 8, 2023

The Planning Commission is asked to review a request from The Club at Seabrook Island to place an 8' x 10' temporary "small structure" on site for a period of 90 days while the existing Racquet Sports Clubhouse is under renovation. The temporary "small structure" will be located at the Seabrook Island Racquet Club located at 1701 Long Bend Drive.

Per Development Standards Ordinance § 18.1.F.4.b the Zoning Administrator shall forward applications for a temporary use permit to the Planning Commission for review.

Copies of the application associated with the submittal, proposed site plan, and a photo of the proposed "small structure" are included for your reference.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "TN", written over a horizontal line.

Tyler Newman
Zoning Administrator



TOWN OF SEABROOK ISLAND

Temporary Use Permit Application

2001 Seabrook Island Road
Seabrook Island, SC 29455
(843) 768-9121

1. PROPERTY INFORMATION

Property Address	1701 Long Bend Drive		
Tax Map Number	1490100001	Block #	Lot #
Is this property subject to private restrictions or covenants? (eg. SIPOA and/or Regime)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

2. APPLICANT INFORMATION

Please provide information regarding the individual(s) who is (are) submitting the Zoning Permit Application.

Applicant Name(s)	Mitchell Laskowitz
Applicant Address	3772 Seabrook Island Road
Applicant Phone Number	(843)768-7868
Applicant Email Address	mlaskowitz@seabrookisland.com
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	GM/COO

3. PROPERTY OWNER INFORMATION

If the Applicant(s) is (are) NOT the Property Owner(s), please provide information for the Property Owner(s).

Property Owner Name(s)	The Club at Seabrook Island
Property Owner Address	3772 Seabrook Island Road
Property Owner Phone Number	(843)768-7868
Property Owner Email Address	mlaskowitz@seabrookisland.com

4. EVENT COMPANY INFORMATION

Please provide information regarding the Event Company, if applicable.

Event Company Name	NA
Event Company Address	NA
Event Company Phone Number	NA
Event Company Email Address	NA

5. Please provide a brief description of the request (event dates/times, how parking will be handled, are there any temporary structures, etc.)

During renovation of our Racquet Sports Clubhouse the memnners will need a place to check in for play from 2/14 for a total of 90 days. We are looking to temporarily utilize a small structure that we can work out of so that the employees and members are not misplaced.

6. CERTIFICATION

Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.

Applicant Signature(s)	<i>Mitchell Laskowitz</i>	Date	1.7.2022
		Date	

OFFICE USE ONLY

Date Received	Status	Permit #	Issue Date
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7. APPLICATION MATERIALS

Temporary Use Permit Applications must be accompanied by the following supplemental materials, as applicable. An application is not considered “complete” until all required documentation has been received by the Zoning Administrator.

Required for ALL applications:

- Completed and signed Temporary Use Permit Application Form *(Paper Required; PDF Optional)*
- Application Fee (See Schedule in Section 8)
 - Application fees may be paid by cash, check, or money order (payable to “Town of Seabrook Island”). Credit card payments will be accepted if paid in-person at Seabrook Island Town Hall.
- Signed owner’s consent from the owner of the property where the event will occur *(Paper or PDF Required)*
- Site plan or survey showing the proposed temporary use *(Paper or PDF Required)*

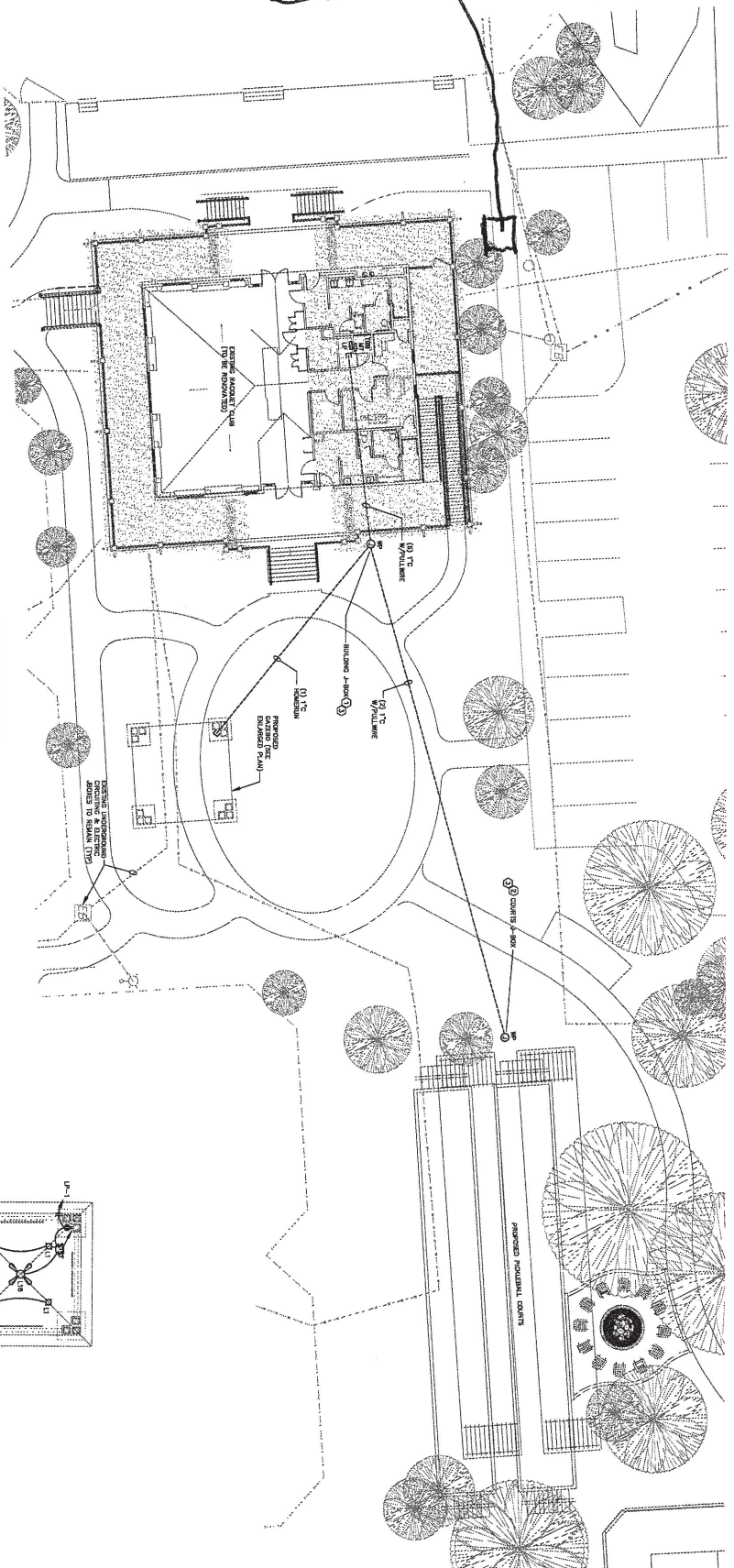
Required if there will be temporary signage associated with the temporary use:

- Sign Permit Application *(Paper or PDF Required)*

8. FEE SCHEDULE

Fee Amount	
Event Type	Fee Amount
Events & Activities ≤ 10 Days in Duration	\$50.00
Events & Activities > 10 Days in Duration	\$100.00
Permit Renewal (Administrative Review)	\$25.00

8' x 10'

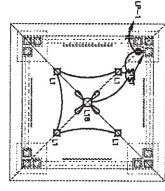


ELECTRICAL SITE PLAN

1. SITE DATA SHEET

2. PROVIDE A COPY TO JUNCTION BOX MANUFACTURER AT LOCATIONS SHOWN TO BE COORDINATED IN FIELD

3. PROVIDE A COPY TO JUNCTION BOX MANUFACTURER AT LOCATIONS SHOWN TO BE COORDINATED IN FIELD



ENLARGED 0-1000V ELECTRICAL PLAN

1. PROVIDE A COPY TO JUNCTION BOX MANUFACTURER AT LOCATIONS SHOWN ON SITE PLAN FOR EACH INDIVIDUAL

1/1/22
 PROJECT: SEABROOK ISLAND CLUB INTERIOR IMPROVEMENTS
 CLIENT: SEABROOK ISLAND CLUB
 DESIGNER: [Firm Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

E001

ELECTRICAL SITE PLAN

SHEET NUMBER

NO.	REVISION DATES

DATE: 1/1/22
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

SEABROOK ISLAND CLUB
 INTERIOR IMPROVEMENTS
 RACQUET CLUB PHASE 1C IMPROVEMENTS
 1701 LONG BEND DRIVE SEABROOK ISLAND, SC 29455

Electronika
 1035 King Avenue
 Jacksonville, FL 32217
 904.251.5555
 eln@electronika.com





STARTER



MEMORANDUM

TO: Planning Commission Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Rezoning Request for 2754 Old Forest Drive
MEETING DATE: February 8, 2023

The Planning Commission is asked to review and provide a recommendation on a rezoning request from the Seabrook Island Property Owners Association for Charleston County Tax Map Number 149-06-00-003, containing approximately 0.25 +/- acres located at 2754 Old Forest Drive. The applicant is seeking to rezone the property from the Moderate Lot Single-Family (R-SF2) District to the Conservation (CP) District.

The property, which is currently vacant, is surrounded on two sides by parcels zoned Moderate Lot Single-Family (R-SF2). A portion of the property backs up to a lagoon that is zoned CP, which contributes to its value as a conservation lot.

Subject to rezoning approval, this property is intended to remain as an undeveloped “open space” lot. Uses permitted within the CP district are limited to the following:

- (a) Accessory Uses & Structures
- (b) Bulkhead and erosion control devices
- (c) Community Gardens
- (d) Open space preserves such as wetlands and wildlife habitat refuge areas
- (e) Greenways, boardwalks, and non-motorized trails/pathways
- (f) Open-air recreation uses (CONDITIONAL)
- (g) Utility substation or sub installation (CONDITIONAL)
- (h) Wireless communication antennas or towers (CONDITIONAL)

Pursuant to Development Standards Ordinance § 19.3, in considering amendments to the official zoning map, the Planning Commission shall consider each of the seventeen criteria outlined in § 19.3.B. Attached to this memo you will find the applicant’s narrative that address each of the criteria in § 19.3.B.

A copy of the draft rezoning ordinance is attached for review.

Staff Recommendation

Staff agrees with the applicant's analysis of § 19.3.B and recommends in favor of **APPROVAL** of the rezoning request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'TN', is written over a horizontal line.

Tyler Newman
Zoning Administrat

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2023-01

ADOPTED _____

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF SEABROOK ISLAND SO AS TO CHANGE THE ZONING DESIGNATION FOR CHARLESTON COUNTY TAX MAP NUMBER 149-06-00-003, CONTAINING APPROXIMATELY 0.25 +/- ACRES LOCATED AT 2754 OLD FOREST DRIVE, FROM THE MODERATE LOT SINGLE-FAMILY (R-SF2) DISTRICT TO THE CONSERVATION (CP) DISTRICT.

WHEREAS, on or about January 11, 2023, the Seabrook Island Property Owners Association filed Rezoning Application #88 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 149-06-00-003, containing approximately 0.25 +/- acres located at 2754 Old Forest Drive, from the Moderate Lot Single-Family (R-SF2) district to the Conservation (CP) district; and

WHEREAS, the Seabrook Island Planning Commission reviewed the above referenced rezoning application during its regularly scheduled meeting on February 8, 2023, at which time the Planning Commission made a recommendation to the Mayor and Council that the rezoning request is in the best interest of the Town of Seabrook Island and is consistent with the Town's Comprehensive Plan; and

WHEREAS, a public hearing was held on the above referenced rezoning application on March 28, 2023, as required by law;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, **BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE TOWN OF SEABROOK ISLAND:**

SECTION 1. Zoning Map Amendment. The Official Zoning District Map of the Town of Seabrook Island is hereby amended to change the zoning designation for Charleston County Tax Map Number 149-06-00-003, containing approximately 0.25 +/- acres located at 2754 Old Forest Drive, from the Moderate Lot Single-Family (R-SF2) district to Conservation (CP) district. A map of the property subject to this rezoning ordinance is attached hereto as Exhibit A.

SECTION 2. Severability. If any section, subsection, paragraph, clause, or provision of this ordinance shall be deemed to be unconstitutional, unenforceable, or otherwise invalid by the final decision of a court of competent jurisdiction, it shall be construed to have been the legislative intent of Town Council to pass said ordinance without such unconstitutional provision, and the validity of all remaining sections, subsections, paragraphs, clauses, or provisions of said ordinance shall not be affected thereby. If said ordinance, or any provision thereof, is held by the final decision of a court of competent jurisdiction to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

SECTION 3. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2023, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2023.

First Reading: February 28, 2023
Public Hearing: March 28, 2023
Second Reading: March 28, 2023

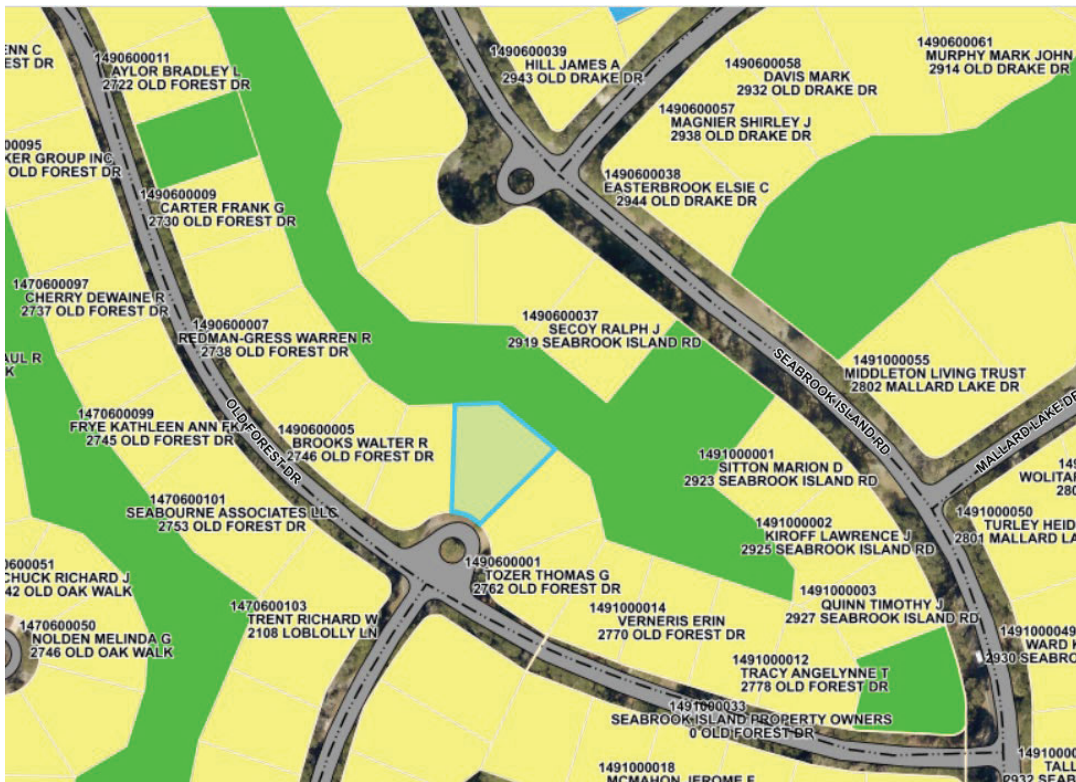
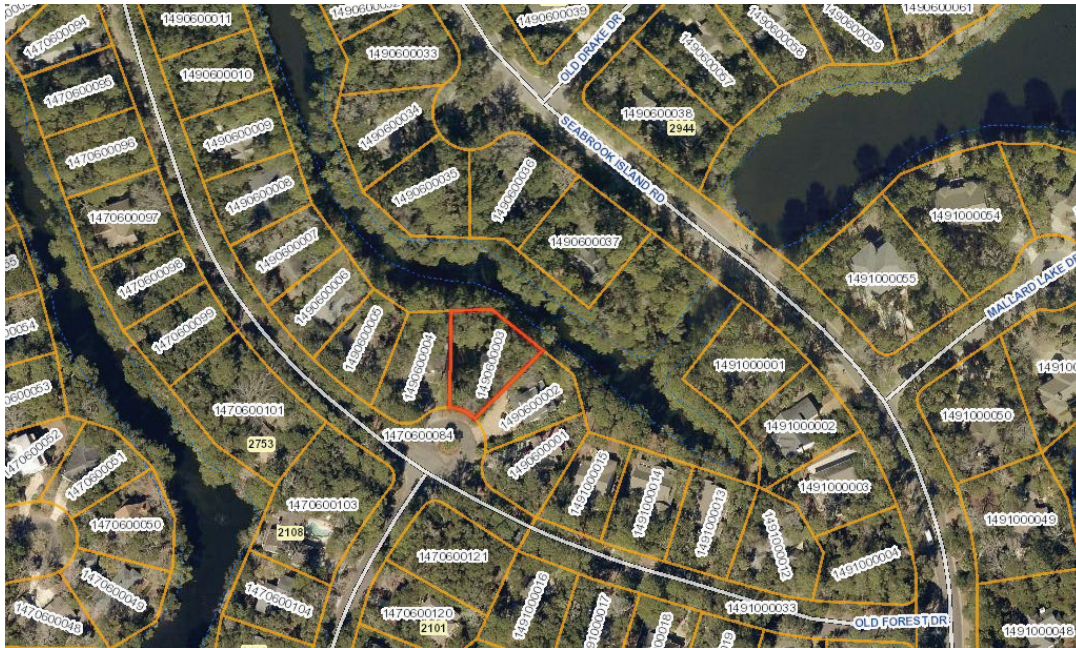
TOWN OF SEABROOK ISLAND

John Gregg, Mayor

ATTEST

Katharine E. Watkins, Town Clerk

Exhibit A



Green = Conservation

Yellow =R-SF2



TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road
 Seabrook Island, SC 29455
 (843) 768-9121

Rezoning Application

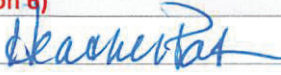
USE THIS FORM FOR: Requests to rezone property within the Town limits of Seabrook Island (Also known as a "Map Amendment")

1. PROPERTY INFORMATION					
Property Address(es)	2754 Old Forest Dr.				
Tax Map Number(s)	1490600003	Block #	40	Lot #	13
Current Zoning	R-SF2	Proposed Zoning	conservation (CP)		
Current Use(s)	vacant land	Proposed Use(s)	vacant land		
Is this property subject to private restrictions or covenants? (eg. SIPOA and/or Regime)				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is this property subject to an OCRM critical line? (eg. Marshfront or Beachfront Lots)				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Total Lot Area (Acres or Ft ²)	.25 (11,179)	High Ground (Acres or Ft ²)	.25		

2. APPLICANT INFORMATION	
Please provide information regarding the individual(s) who is (are) submitting the Rezoning Application.	
Applicant Name(s)	SIPOA
Applicant Address	1202 Landfall Way
Applicant Phone Number	843.768.0061
Applicant Email Address	hpaton@sipoa.org
If the Applicant(s) is (are) not the Property Owner(s), what is the Applicant(s)'s relationship to the Property Owner(s)?	


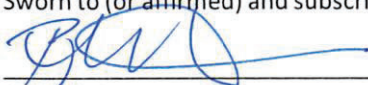
3. PROPERTY OWNER INFORMATION	
Please provide information for all Property Owner(s). The Property Owner name(s) must match those listed on the deed.	
Property Ownership Type	<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Eleemosynary <input type="checkbox"/> HOA/Regime <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other
Property Owner Name(s)	SIPOA
Property Owner Address	1202 Landfall Way
Property Owner Phone Number	843.768.0061
Property Owner Email Address	hpaton@sipoa.org

4. OVERVIEW OF REQUEST	
Please provide a brief overview of the rezoning request.	
Parcel donated to SIPOA by SIGSC on 12/12/22. Change zoning from R-SF2 residential to CP -Conservation.	

5. CERTIFICATION			
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge. This form must be signed in the presence of the Zoning Administrator OR signatures must be notarized. (See Section 6)			
Applicant Signature	Heather Paton 	Date	01/05/23
Owner Signature(s) (If different from Applicant)		Date	
		Date	

OFFICE USE ONLY							
Date Received		Case #		Ordinance #		Adopted	

6. ACKNOWLEDGEMENT

Zoning Administrator Signature		Date	
- OR -			
Notary Certification (If not signed in the presence of the Zoning Administrator)		Notary's Official Seal	
State of <u>South Carolina</u> ; County of <u>Charleston</u>			
One this <u>10</u> day of <u>January</u> 20 <u>23</u> , before me personally appeared the above signers who provided satisfactory evidence of his/her/their identification to be the person whose name(s) is (are) subscribed to this instrument and he/she/they acknowledged that he/she/they have executed the foregoing instrument by his/her/their signature(s) above.			
Sworn to (or affirmed) and subscribed before me this <u>10</u> day of <u>January</u> 20 <u>23</u> .			
 Official Signature of Notary			
My commission expires: <u>01/13/2027</u>			

7. APPLICATION MATERIALS

Rezoning Applications must be accompanied by the following supplemental materials, as applicable. An application is not considered "complete" until all required documentation has been received by the Zoning Administrator.

Required for ALL applications:

- Completed and signed Rezoning Application Form (Paper Required; PDF Optional)**
 - Please submit one completed paper application.
 - The application form must be signed by ALL property owners. Properties which are owned by an association, corporation, partnership, trust or similar entity may be signed by an individual with the authority to sign on behalf of the entity. All signatures must be original.
 - The form must be signed in the presence of the Zoning Administrator or signatures must be notarized.
- Application Fee (See Schedule in Section 7)**
 - Application fees may be paid by cash, check, or money order (payable to "Town of Seabrook Island"). Credit card payments will be accepted if paid in-person at Seabrook Island Town Hall.
- A narrative that explains the reason(s) for the rezoning request, the existing zoning designation of the property, the current or most recent use, the proposed zoning designation of the property, the intended use of the property upon rezoning, and how the request meets the criteria outlined in DSO Section 19.3.B (Paper or PDF Required)**
- Property survey (Paper or PDF Required)**
- A map or description detailing the existing zoning designation and land uses of all adjacent properties. (Paper or PDF Required)**
- Deed of record (Paper or PDF Required)**
- Traffic impact analysis (if deemed applicable by the Zoning Administrator). (Paper or PDF Required)**
- Any other information deemed relevant by the Zoning Administrator. (Paper or PDF Required)**

8. FEE SCHEDULE

Zoning Designation for Annexed Property	Fee Amount
Conservation (CP)	No Charge
All Zoning Designations Except CP and MU	\$250.00
Mixed Use (MU)	\$1,250.00 + \$10.00 Per Acre

Narrative regarding zone change request and Planning Commission considerations per DSO

This property is an undeveloped single family residential parcel that was purchased by the Seabrook Island Greenspace Conservancy in 2022. The property was subsequently quit-claimed to SIPOA on 12/12/22 with conservation deed restrictions. The future use of the property is as undeveloped property perpetually preserved as Greenspace. This request is to change the zoning designation to conservation.

1. **Whether the proposed rezoning is consistent with the goals, policies, and future land use recommendations of the TOWN's COMPREHENSIVE PLAN;** The request to preserve a parcel as conserved space is consistent with the plan.
2. **Whether the intended use of the property is consistent with the intent and purpose of the district to which the property is proposed to be rezoned;** There are other conserved parcels in the nearby area. (illustration attached).
3. **Whether there are, have been, or are anticipated to be (pursuant to the COMPREHENSIVE PLAN) changing conditions in the surrounding area that would make approval of the proposed rezoning appropriate;** There are no anticipated changes in area conditions.
4. **Whether the range and intensity of uses allowed in the proposed zoning district will be compatible with permitted uses and intensities in the surrounding area;** The proposed use is compatible with the surrounding area. The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
5. **Whether adequate utilities, transportation, drainage, and other public or private infrastructure exist, or can reasonably be made available, to serve the range and intensity of uses allowed in the proposed zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
6. **Whether the range and intensity of uses allowed in the proposed zoning district will exceed the structural capacity of existing soils, and whether the allowable uses can be accommodated within the proposed zoning district without the excessive use of fill;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
7. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of stormwater runoff, overburden existing storm drainage infrastructure, or adversely impact surface water quality, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
8. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of vehicular and pedestrian traffic, or will adversely impact vehicular and pedestrian safety, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
9. **Whether the current zoning district prohibits or unreasonably restricts all economically beneficial use of the property, provided the hardship was not self-imposed by action of the property owner,** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

10. **Whether the proposed rezoning will encourage commercial uses in areas designated for such activities in the COMPREHENSIVE PLAN;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. There is no commercial use anticipated.
11. **Whether the proposed rezoning will encourage the preservation of conservation lands, CRITICAL AREAs, natural resource areas, and OPEN SPACEs in areas designated for such activities in the COMPREHENSIVE PLAN;** Yes. The property is being rezoned to conservation and the property will be perpetually preserved as green/open space.
12. **Whether the proposed zoning district will adversely impact the enjoyment of natural and scenic features by neighboring property owners or the public at large by allowing DEVELOPMENT of a certain size, scale, bulk, height, or type that is substantially out of character with the surrounding area;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. No development will be permitted.
13. **Whether the proposed rezoning will threaten the continued presence or integrity of archaeological or historic sites or features;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. The site will remain undisturbed.
14. **Whether the range and intensity of uses allowed in the proposed zoning district will adversely impact air and water quality, natural features, sensitive lands, vegetation, or wildlife habitat, when compared to the range and intensity of uses allowed in the current zoning district;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace and has no adverse impact on air and water quality, natural features, vegetation or wildlife habitat.
15. **Whether the range and intensity of uses allowed in the proposed zoning district will place a disproportionate burden upon, or otherwise exceed the capacity of, existing community facilities, when compared to the range of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace creating no burden on facilities.
16. **Whether future DEVELOPMENT on the property, if rezoned, will be accessible to essential public services, including, but not limited to, police, fire, emergency medical services; and sanitation;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. Public services are not required.
17. Such other factors as may be deemed appropriate by the PLANNING COMMISSION or TOWN

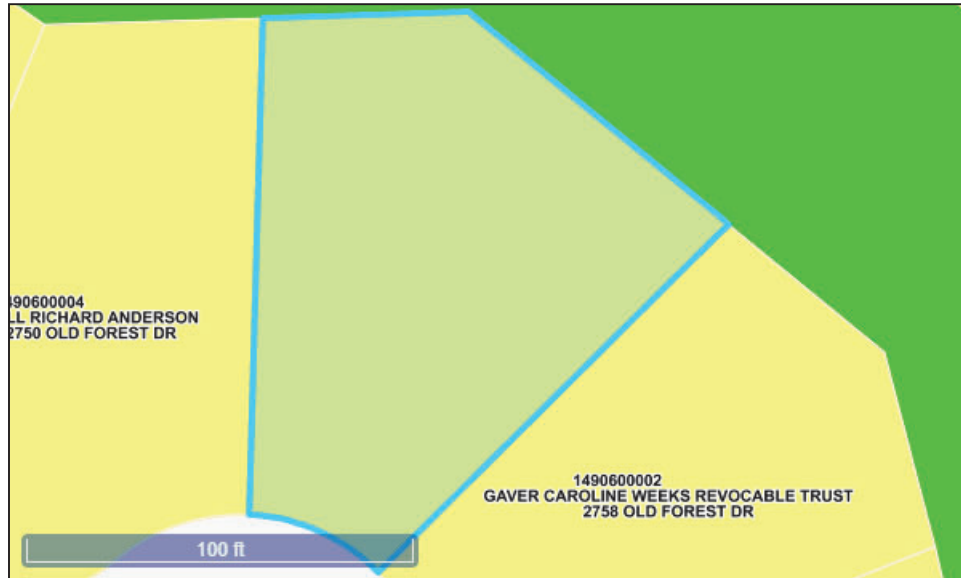
Assessor's Map is attached.

All adjacent parcels are single family residential. The rear area abuts a SIPOA-owned lagoon. There are additional conserved parcels in the immediate area.

Town of Seabrook Island

Property Zoning Report

9 Jan 2023



Parcels

Parcel ID: 1490600003
Owner: SEABROOK ISLAND GREEN SPACE CONSERVANCY INC
Owner Street Address: 130 GARDNERS CIRCLE PMB 521
Owner City State ZIP Code: SEABROOK ISLAND , SC 99999-9999
Parcel Street Address: 2754 OLD FOREST DR

Zoning

Count	Zoning Code and Description	Overlapping Quantities
1.	1 R-SF2 - Residential - Single-Family (Medium Lot)	11,332.59sf (0.26acres)

Since 1991



A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT

1975 FRAMPTON AVE PH 843-762-7005 FAX 843-762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

REFERENCE:
PLAN BY: E.M. SEABROOK, JR.
DATED: SEPTEMBER 22, 1978
BOOK: AN PAGE 076
RMC CHAS. CO

TAX MAP No. 149-06-00-003
No. 2754 OLD FOREST DRIVE
Requested by: MARJORIE STEPHENSON

NOTES:
BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE
PLANE COORDINATE SYSTEM, NAD 83

AREA DETERMINED BY COORDINATE METHOD

THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY
THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF
THE BOUNDARY OF THIS PROPERTY. THEY ARE FROM AND DO
NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE
THE DEFINED BOUNDARY OF THIS PLAN IS FOR DESCRIPTIVE
PURPOSES ONLY.

THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED
BY THE TOWN OF SEABROOK ISLAND RECREATION REVIEW
BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE
RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES
AND/OR TO EXPAND THE "BUILDABLE" AREA.

THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF
ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF
THE DATE OF THIS SURVEY.

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR
SURVEYS WERE PERFORMED FOR THIS PLAN. THEREFORE THIS
PLAN DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF
WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS
WHICH MAY AFFECT THIS PROPERTY.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL
10') AS PER FEMA FLOOD MAPS.

PANEL No. 45019C 0785K
DATED: JANUARY 29, 2021
COMMUNITY No. 450256

• SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN
OR CONSTRUCTION BY CONTROLLING AUTHORITY.

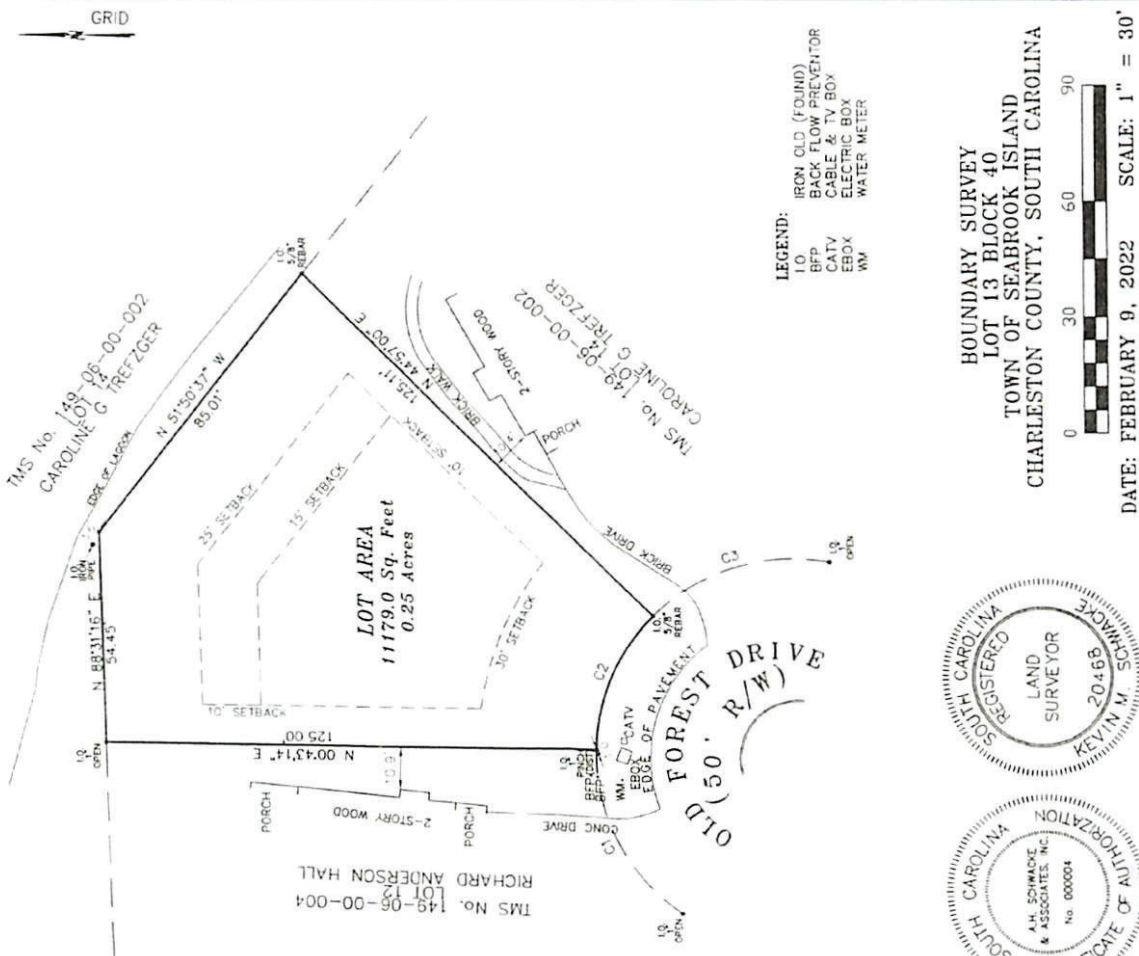
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	149.56	47.56	S 62°58'18" W	56°47'34"
C2	50.00	138.40	37.46	S 66°25'42" E	43°59'57"
C3	50.00	149.11	47.16	N 17°21'11" W	58°16'34"

SURVEYOR'S CERTIFICATION

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon
was made in accordance with the requirements of the Standards of Practice Manual for Surveying
in South Carolina, and meets or exceeds the requirements for a Class A survey as
specified therein. Also there are no visible encroachments or projections other than shown

KEVIN M. SCHWACKE, SR. PLS
S.C. Registration Number 20468

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAN IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAN
REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH
KIM22 / 23035



- LEGEND:
- IO IRON OLD (FOUND)
 - BFP BACK FLOW PREVENTOR
 - CATV CABLE & TV BOX
 - EBOX ELECTRIC BOX
 - WM WATER METER

BOUNDARY SURVEY
LOT 13 BLOCK 40
TOWN OF SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA



DATE: FEBRUARY 9, 2022 SCALE: 1" = 30'

1490600003

Selected Parcel	
APPLICANT	SEABROOK ISLAND GREEN SPACE CONSERVANCY, INC
OWNER	SEABROOK ISLAND GREEN SPACE CONSERVANCY, INC
FEAT BDRK EDGE	Z-149
NEEDS BDRK	1095-AZ1
STATUS	undefined



Subject Parcel

□ Nearby Greenspace parcels

After recording, please return to:

Buist Byars & Taylor, LLC
130 Gardeners Circle, PMB #138
Johns Island, SC 29455
File No. 1558.0026

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

QUIT CLAIM DEED
(Title Not Examined)

KNOW ALL MEN BY THESE PRESENTS, that **Seabrook Island Green Space Conservancy, Inc. (“Grantor”)**, for and in consideration of the sum of **FIVE AND NO/100 DOLLARS (\$5.00)**, being the true and complete consideration, to it in hand paid at and before the sealing of these presents by **Seabrook Island Property Owners Association, a South Carolina Corporation (“Grantee”)**, in the State aforesaid, the receipt of which is hereby acknowledged, have, remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the said **Seabrook Island Property Owners Association** all of its interest in and to the following described property, to-wit (the “Premises” or the “Property”):

SEE EXHIBIT “A” ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION

SUBJECT to all covenants, conditions, restrictions, limitations, obligations, encumbrances, easements and rights of way of record affecting subject property.

BEING the same property conveyed to the Grantor by deed from **Ralph J. Secoy and Nancy M. Secoy** recorded **March 28, 2022** in **Book 1094 at Page 421** in the Recording Office for **Charleston County, South Carolina**.

TMS No.: **149-06-00-003**

Address of Grantee: **1202 Landfall Way**

Seabrook Island, SC 29455

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises unto said **Seabrook Island Property Owners Association**, its successors and assigns, forever.

WITNESS its hand and seal this 9th day of December, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Seabrook Island Green Space Conservancy,
Inc.

Wendy Adams
Witness #1

Carl Voelker
BY: Carl Voelker
ITS: Vice President and Chair of Acquisitions

[Signature]
Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me, this 9th day of
December, 2022, by Seabrook Island Green Space Conservancy, Inc., by Carl Voelker, its
Vice President and Chair of Acquisitions.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 10.8.30



Exhibit "A"

ALL that certain lot, piece or parcel of land, situate, lying and being on Seabrook Island, Charleston County, State of South Carolina, and known and designated as LOT 13, BLOCK 40, on a plat by E.M. Seabrook, Jr., CE & LS, dated September 22, 1978, and recorded in the Charleston County RMC Office in Plat Book Z, at Page 149, and as also shown on Plat recorded in Book AN at Page 79, said Recording Office. Said lot having the size, shape, dimensions, buttings and boundings, more or less, as are shown on said plat, which is specifically incorporated herein by reference.

Said property shall be held, transferred, sold and conveyed subject to the restriction that, except as may otherwise be provided herein, its use shall be limited to use as a Green Space (as defined herein), with no construction of any kind whatsoever permitted, provided however that removal of dead trees or dead animals is permitted and maintenance and improvements in the Seabrook Island storm water drainage system is authorized. In no event shall said property be used as an area for parking vehicles; domestic animal runs; boat, vehicle, or equipment storage; or any other use inconsistent with preserving the natural environment of said property. This restriction shall run with the property and be binding on all parties having any right, title or interest in said property or any part thereof and their respective heirs, successors, and assigns.

"Green Space" is defined as that gift of land or perpetual conservation easement which cannot be subdivided, sold or otherwise disposed of under conditions which would permit its use for erection of any structure whatsoever. Land and/or a perpetual conservation easement purchased by or donated to Grantor, its predecessor, or its successors, is required to remain in its natural state (i.e. - for the protection of flora, fauna, open spaces, and scenic vistas) and may be used only as agreed to by Grantor and the donor. Either the Grantor or the Grantee may remove dead or dying trees or animals from land and/or conservation easements as part of its management responsibilities.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record affecting subject property.